

I am writing in support of HB5511.

I have been a condo resident for over 30 years. Originally, we were not allowed to vote to ratify our budget, it was set by the board and adopted without unit owner consent. This was a problem for me as well as other unit owners.

Thanks to condo legislation passed governing ratification of the budgets by unit owners some years ago, we are now able to vote on our budget. However the provision which allows the association to count any absent votes as "Yes" does cause much concern.

This bill corrects that oversight as well as instituting voter approval of special assessments over a certain amount as well as approval for loans taken out by the association. This allows voters to have the final say on all forms of the budget.

John L. Smith